

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22176

Property Information

property address: 406 E 22ND ST

legal description: CITY OF BRYAN, BLOCK 44, LOT 4, PT 3

owner name/address: ALLEN CHAPEL METHODIST CHURCH

506 E 22ND ST

BRYAN, TX 77803-4131

full business name: Vacant

land use category: Vacant

type of business:

current zoning: C3

occupancy status: Vacant

lot area (square feet): 8625

frontage along Texas Avenue (feet):

lot depth (feet): 115

sq. footage of building:

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

75' frontage

Improvements

of buildings: 0 building height (feet): # of stories:

type of buildings (specify): N/A

building/site condition: 0

buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify)

N/A

approximate construction date: accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no N/A

other improvements: ☐ yes ☒ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs N/A

☐ yes ☒ no

☐ dilapidated ☐ abandoned ☐ in-use

of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking N/A

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☒ no

of available off-street spaces:

lot type: ☐ asphalt ☐ concrete ☒ other

space sizes:

sufficient off-street parking for existing land use: ☐ yes ☒ no

overall condition:

end islands or bay dividers: ☐ yes ☒ no:

landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue *N/A*

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no

meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: *the whole lot is available*

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? *N/A* ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:
